

VICINITY MAP
SCALE: 1/8" = 100'

EXISTING ZONING:
MUDD-O

EXISTING FULL MOVEMENT DRIVEWAY

EXISTING ZONING:
R-22MF(CD)

EXISTING ZONING:
R-3

EXISTING ZONING:
INST(CD)

PARK SOUTH DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FAIRVIEW ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PIEDMONT ROW DRIVE SOUTH
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EXISTING BUILDING
EXISTING ZONING:
MUDD(CD)

LOT 2
38,389 SQ. FT.
0.8813 ACRES

LOT 3
FAIRVIEW PLAZA
M.B. 54, PG. 296
AREA:
42,338 SQ. FT.
0.9719 ACRES

PHYSICAL IMPROVEMENTS MAY EXIST ON LOT 3
THAT ARE NOT SHOWN HEREON.
"AREA UNDER CONSTRUCTION"
EXISTING ZONING:
MUDD-O

EXISTING BUILDING
EXISTING ZONING:
O-3 (CD)

EXISTING ZONING:
O-3 (CD)

EXISTING ZONING:
O-3 (CD)

EXISTING ZONING:
O-3(CD)

EXISTING ZONING:
O-3(CD)

PROPOSED REZONING BOUNDARY

VEHICULAR CONNECTION THROUGH DECK

BUILDING ENVELOPE

EXISTING CONNECTOR ROAD TO REMAIN

DECK ENTRANCE

DECK ENTRANCE

APPROXIMATE ROAD CENTERLINE

EFFECTIVE BUILDING SETBACK IS 20' FROM BACK OF CURB, 8' PLANTING STRIP, 8' SIDEWALK, & 4' GREEN RIBBON

PROPOSED BUILDING

BUILDING A

BUILDING B

8' CONCRETE SIDEWALK

8' PLANTING STRIP

15' PLAZA BETWEEN BUILDINGS

EXISTING ZONING:
O-3

EFFECTIVE BUILDING SETBACK IS 30' FROM PROPOSED BACK OF CURB, 8' PLANTING STRIP, 8' SIDEWALK, & 14' GREEN RIBBON.

MOTOR COURT

PORTIONS OF SIDEWALK MAY BE IN SUE

8' CONCRETE SIDEWALK

8' PLANTING STRIP

REZONING SITE RIGHT OF WAY AREA

ZONING CODE SUMMARY

PROJECT NAME: FAIRVIEW PLAZA
CLIENT NAME: FAIRVIEW PLAZA JLC, LLC
PHONE# (704)295-4005
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
PHONE# (704)333-5131
PORTION OF 179-022-53
TAX PARCEL ID: FAIRVIEW ROAD
STREET ADDRESS: FAIRVIEW ROAD
EXISTING ZONING: O-3 (CD)
PROPOSED ZONING: MUDD-O
PROPOSED USE: AS SET OUT ON SHEET RZ-2
PROPOSED REZONING AREA: APPROXIMATELY 1.621 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACKS

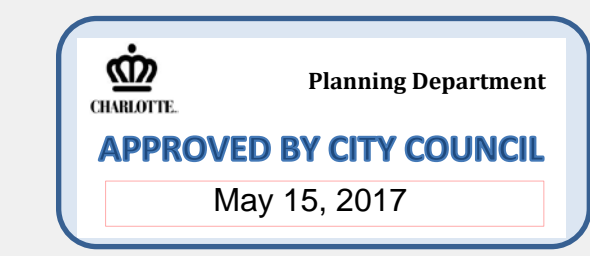
-MINIMUM SETBACK (ON PIEDMONT ROW DRIVE) 30 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
-MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
YARDS: PER ORDINANCE STANDARDS

PARKING SUMMARY

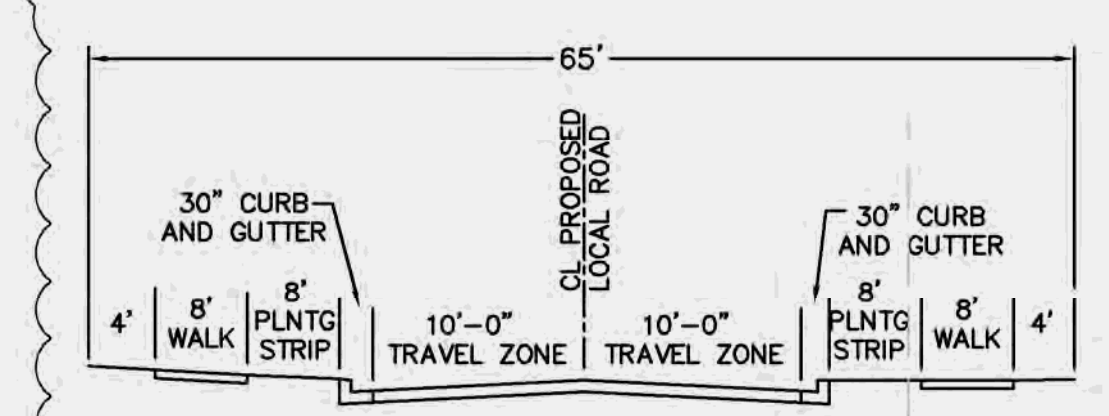
PARKING REQUIRED: PER ORDINANCE STANDARDS

NOTES

- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
- STREET TREES: PER ORDINANCE STANDARDS
- PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY.

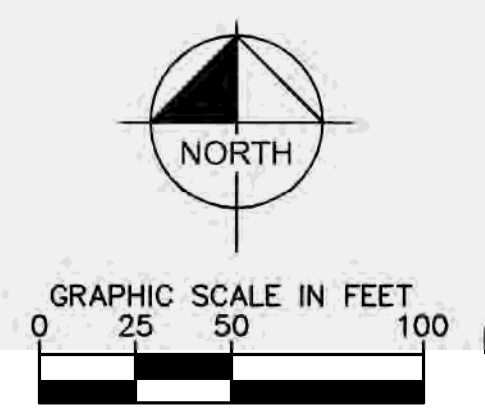


LEGEND	
	AREA OUTLINE
	SETBACK/BUFFER LINE
	BUILDING ENVELOPE
	FULL MOVEMENT ACCESS POINTS
	REZONING SITE RIGHT OF WAY AREA



SECTION A-A
(NOT TO SCALE)

APPROXIMATE EDGE OF EXISTING PAVEMENT



Rezoning Petition No. 2016-095



NC License #F-0102
200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (704) 333-5131
© 2017

NO.	DATE	REVISIONS
B	04/28/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

NO.	DATE	REVISIONS
B	04/28/17	REVISED PER CITY COMMENTS
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CLIENT:
FAIRVIEW PLAZA JLC, LLC
5860 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2016-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
REZONING SITE PLAN

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/28/2017
PROJECT#: 015272030

RZ-1

K:\CHL\FRA\015272_MAC\030 Fairview Road\Map\Rezoning\2017-0414 - Rezoning RZ-1 - Rezoning.dwg

DEVELOPMENT STANDARDS

APRIL 24, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN...
B. THE DEVELOPMENT OF THE REZONING SITE WILL BE GOVERNED BY THE REZONING PLAN...
C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE...
D. A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE REZONING SITE...
E. THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED...
F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS...

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE REZONING SITE:

- A. THE MAXIMUM BUILDING HEIGHT SHALL BE 150 FEET.
B. A DRIVEWAY, AN ENTRANCE INTO THE STRUCTURED PARKING FACILITY AND/OR A MOTOR COURT FOR DROPPING OFF AND PICKING UP HOTEL GUESTS...
C. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN BUILDING A AND PIEDMONT ROW DRIVE SOUTH.
D. HARDSCAPE, LANDSCAPING, CHAIRS AND TABLES, KNEE WALLS, SEAT WALLS...

3. PERMITTED USES

- A. THE REZONING SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW...
(1) HOTELS;
(2) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2)...
(3) ART GALLERIES;
(4) RETAIL SALES LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT;
(5) SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS AND BARBERSHOPS, SPAS AND FITNESS CENTERS; AND
(6) STRUCTURED PARKING DECKS AS AN ACCESSORY USE.

B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE REZONING SITE:

- (1) AUTOMOTIVE SERVICE STATIONS;
(2) CONVENIENCE STORES WITH OR WITHOUT GASOLINE SALES; AND
(3) DRIVE-THROUGH WINDOW(S) AS AN ACCESSORY USE TO ANY USE LOCATED ON THE REZONING SITE.

4. DEVELOPMENT LIMITATIONS

- A. A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE REZONING SITE.
B. A MAXIMUM OF 7,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES SET OUT ABOVE...
C. RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE...
D. THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS...

E. THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES CONSTRUCTED ON THE REZONING SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE REZONING SITE.

5. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
B. STRUCTURED PARKING FACILITIES MAY BE LOCATED BENEATH THE BUILDING(S) TO BE LOCATED ON THE REZONING SITE.
C. IN THE EVENT THAT PETITIONER MOVES FORWARD WITH THE DEVELOPMENT OF THE REZONING SITE...
(1) CONSTRUCT ONLY WITHIN THE REZONING SITE ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE...
(2) CONSTRUCT A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK...
(3) DEDICATE TO THE CITY OF CHARLOTTE (THE "CITY") AS PUBLIC RIGHT OF WAY...
D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A POTENTIAL EAST-WEST CONNECTOR STREET...
E. PETITIONER IS THE OWNER OF TAX PARCEL NO. 179-022-53...
F. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY...
G. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY...
H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY...

F. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PROVIDE A TWO-WAY VEHICULAR ACCESS AND VEHICULAR CONNECTION FROM THE PRIVATE STREET LOCATED TO THE SOUTH OF THE REZONING SITE TO THE INTERNAL DRIVE LOCATED ALONG THE REZONING SITE'S NORTHERN BOUNDARY LINE.

G. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PROVIDE A PEDESTRIAN ACCESS AND CONNECTION FROM THE PRIVATE STREET LOCATED TO THE SOUTH OF THE REZONING SITE TO THE INTERNAL DRIVE LOCATED ALONG THE REZONING SITE'S NORTHERN BOUNDARY LINE.

H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY THAT PORTION OF THE EXISTING PRIVATE STREET THAT IS LOCATED IMMEDIATELY ADJACENT TO THE REZONING SITE'S SOUTHERN BOUNDARY LINE FOR A POTENTIAL NEW EAST-WEST CONNECTOR STREET.

I. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A POTENTIAL EAST-WEST CONNECTOR STREET IS TO BE CONSTRUCTED IN THE EVENT THAT THE REZONING SITE RIGHT OF WAY AREA HAS NOT ALREADY BEEN DEDICATED AND CONVEYED BY PETITIONER TO THE CITY PURSUANT TO PARAGRAPH C.(3) ABOVE.

J. SET OUT ON SHEET RZ-4 IS A CONCEPTUAL ILLUSTRATION OF THE GREEN RIBBON AREA THAT IS ILLUSTRATIVE OF THE SIZE, DESIGN INTENT AND QUALITY OF THE GREEN RIBBON AREA. THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MAY VARY FROM WHAT IS DEPICTED ON SHEET RZ-4 PROVIDED THAT THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ-4.

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT ABOVE, THE DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE APPLICABLE URBAN DESIGN STANDARDS OF SECTION 9.8506 OF THE ORDINANCE.
B. THE MAXIMUM HEIGHT OF BUILDING A SHALL BE 150 FEET.
C. THE MAXIMUM HEIGHT OF BUILDING B SHALL BE 25 FEET. IN THE EVENT THAT BUILDING A AND BUILDING B ARE COMBINED INTO ONE BUILDING, THEN THE MAXIMUM HEIGHT OF THE COMBINED BUILDING SHALL BE 150 FEET.
D. BUILDINGS WILL BE ORIENTED TOWARDS AND HAVE PROMINENT PEDESTRIAN ENTRANCES ON PIEDMONT ROW DRIVE SOUTH.
E. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 60% OF THE TOTAL FACADE AREA ALONG PUBLIC STREETS WITH EACH FLOOR CALCULATED INDEPENDENTLY...
F. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGES IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING...
G. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 5 FEET IN DEPTH...
H. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.

I. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS.

J. SET OUT ON SHEET RZ-3 ARE ILLUSTRATIVE BUILDING ELEVATIONS OF BUILDING A AND BUILDING B THAT ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF BUILDING A AND BUILDING B (THE ACTUAL BUILDINGS CONSTRUCTED MAY VARY FROM THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS PROVIDED THAT THE ARCHITECTURAL REQUIREMENTS OF THIS SECTION 6 ARE SATISFIED).

K. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

L. DUMPSTER AND RECYCLING AREAS SHALL BE LOCATED WITHIN STRUCTURED PARKING FACILITIES OR WITHIN THE INTERIOR OF A BUILDING LOCATED ON THE REZONING SITE, AND ANY SUCH DUMPSTER AND RECYCLING AREAS MAY HAVE ROLL UP DOORS AND THE CONTAINERS CAN BE MOVED OUTSIDE TO BE EMPTIED AND THEN RETURNED TO THE INTERIOR OF THE STRUCTURED PARKING FACILITY OR BUILDING.

7. SETBACK AND YARDS/STREETScape

- A. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON SHEET RZ-1.
B. AS DEPICTED ON SHEET RZ-1 AND RZ-4, A 30-FOOT SETBACK FROM THE BACK OF CURB SHALL BE PROVIDED ALONG THE REZONING SITE'S FRONTAGE ON PIEDMONT ROW DRIVE SOUTH. THE 30 FOOT SETBACK WILL BE COMPRISED OF AN 8 FOOT PLANTING STRIP LOCATED AT THE BACK OF CURB, AN 8 FOOT SIDEWALK AND A 14 FOOT WIDE GREEN RIBBON TRANSITION AREA (THE "GREEN RIBBON AREA").

C. SET OUT ON SHEET RZ-4 IS A CONCEPTUAL ILLUSTRATION OF THE GREEN RIBBON AREA THAT IS ILLUSTRATIVE OF THE SIZE, DESIGN INTENT AND QUALITY OF THE GREEN RIBBON AREA. THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MAY VARY FROM WHAT IS DEPICTED ON SHEET RZ-4 PROVIDED THAT THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ-4.

D. A 20 FOOT SETBACK FROM THE BACK OF CURB SHALL BE ESTABLISHED ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE AS GENERALLY DEPICTED ON SHEET RZ-1.

E. PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE REZONING SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE RZ-1.

F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PETITIONER SHALL CONSTRUCT AND INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG THE WESTERN SIDE OF PIEDMONT ROW DRIVE SOUTH ADJACENT TO TAX PARCEL NO. 179-022-39 AS GENERALLY DEPICTED ON SHEET RZ-1.

G. A MINIMUM 4 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE REZONING SITE AS GENERALLY DEPICTED ON SHEET RZ-1.

8. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE REZONING SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
B. DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

9. LIGHTING

- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE REZONING SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE REZONING SITE.
B. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE INSTALLED ON THE REZONING SITE SHALL BE 21 FEET.
C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE REZONING SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE REZONING SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE REZONING SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE (REZONING) SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.
D. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

Kimley-Horn logo and contact information. Project details: FAIRVIEW PLAZA JLC, LLC, 5850 FAIRVIEW ROAD, SUITE 600, CHARLOTTE, NORTH CAROLINA 28210. Project: FAIRVIEW PLAZA, REZONING PETITION #2016-117, PARK SOUTH DRIVE AT FAIRVIEW ROAD, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. Title: REZONING NOTES. Design/Draw/Check/Date/Project info.



Know what's below. Call before you dig.

April 24, 2017 - 1:45pm By: alex.spence K:\CHL_PRA\015272_MAC\030 Fairview Road\Eng\Rezoning\2017-0414 - Rezoning\RZ-3 Notations.dwg



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NO.	DATE	REVISIONS
B	04/14/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

CLIENT:
FAIRVIEW PLAZA JLC, LLC
 5850 FAIRVIEW ROAD, SUITE 800
 CHARLOTTE, NORTH CAROLINA 28210

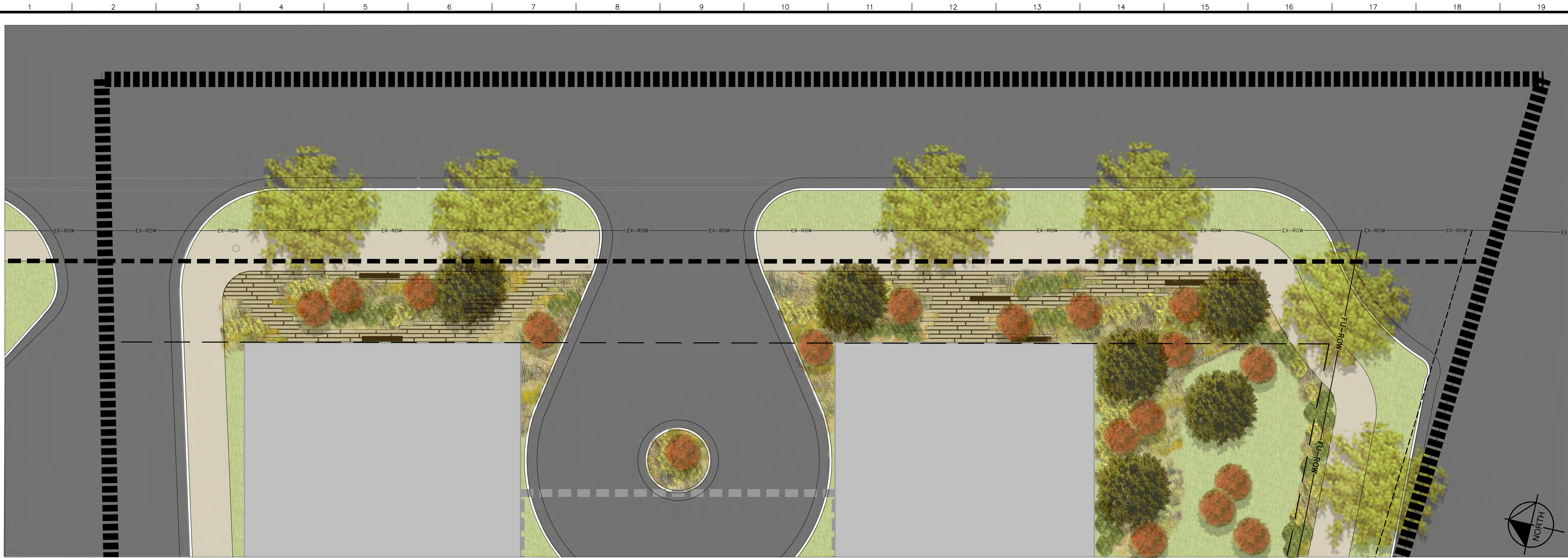
PROJECT:
FAIRVIEW PLAZA
 REZONING PETITION #2014-117
 PARK SOUTH DRIVE AT FAIRVIEW ROAD
 CHARLOTTE, MECKLENBURG COUNTY
 NORTH CAROLINA

TITLE:
SCHEMATIC ELEVATION

DESIGNED BY: ARS
 DRAWN BY: ARS
 CHECKED BY: NAT
 DATE: 04/24/2017
 PROJECT#: 015272030

RZ-3

February 27, 2017 - 11:34am By: Laura.Horn@kimley-horn.com



GREEN RIBBON PLAN



OVERALL PLAN



GREEN RIBBON SECTION

Rezoning Petition No. 2016-095



Know what's below.
Call before you dig.

Kimley-Horn
NC License #F-0102
200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
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NO.	DATE	REVISIONS
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CLIENT:
FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2016-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
REZONING EXHIBIT

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/24/2017
PROJECT#: 015272030

RZ-4

K:\CHL_PRA\015272 MAC\030 Fairview Road\Exhibits\Illustrative rendering\YZ-2 Rezoning.dwg